

City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

Case #2016-57

Presbyterian Hospital Sign Variance

Owner's Name – Presbyterian Hospital Services

Agent's Name – James W. Siebert & Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on July 7, 2016 upon the application (Application) of James W. Siebert & Associates, Inc. as agent for Presbyterian Hospital Services (Applicant).

The Applicant requests approval of variances to signage standards in SFCC 1987 § 14-8.10. The property is 39.03 acres and is located on Tract 8 of the Las Soleras Master Plan (Property) and is zoned HZ (Hospital Zone District).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and there was no public comment in the matter.
2. SFCC §14-2.3(C)(3) authorizes the Commission to hear and decide pursuant to SFCC §14-3.16 a request for a variance which is part of a development plan request requiring Commission review.
3. On June 2, 2016, the Commission voted to approve the Applicant's development plan for Case No. 2016-50. On August 4, 2016, the Commission approved the Findings of Fact/Conclusions of Law for Case No. 2016-50.
4. The Application is properly before the Commission.
5. Pursuant to SFCC §14-3.1(F)(2)(a)(vii) an Early Neighborhood Notification meeting is not required for variances to SFCC §14-8.10, but the Applicant held such a meeting on March 28, 2016 at the Southside Library, in conjunction with other entitlement requests.
6. Notice of the ENN meeting was properly given.
7. The ENN meeting was attended by representatives of the Applicant, City staff and approximately 20 interested others and the discussion followed the guidelines set out in Code Section 14-3.1(F)(6)
8. SFCC §14-3.16(B) authorizes the Commission to approve, approve with conditions or deny the variances based on the Application, input received at the public hearing and the approval criteria set forth in SFCC §14-3.16(C).
9. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report) with conditions in Exhibit A and together with a recommendation of approval to the Commission.

10. There are several parts of SFCC 1987 § 14-8.10 that are applicable to the Applicant's variance request.
  - a. SFCC §14-8.10(G)(2) states the requirements for the number and size of signs in HZ districts.
  - b. SFCC §14-8.10(G)(4) states the height requirements for signs in HZ districts.
  - c. SFCC §14-8.10(E)(1) states the requirements for the size of directional signs.
  - d. SFCC §14-8.10(E)(4)(a) states the requirements for the size of sign support structures.
  - e. SFCC §14-8.10(E)(6)(a) states the requirements for signs that are projected from the wall.
  - f. SFCC §14-8.10(E)(6)(b) states the requirements for the size of permanent wall signs.
  - g. SFCC §14-8.10(E)(8) states the requirements for the size of entrance signs.
11. The information contained on pages 2 and 3 of the Staff Report provide detail on the Applicant's proposed sign requests.
12. The information contained in the Staff Report and Exhibit A and the testimony and evidence presented at the hearing is sufficient to establish with respect to the Applicant's request for a variance from the requirements of SFCC §§14-8.10(E)(1),(E)(4)(a),(E)(6)(a),(E)(6)(b),(E)(8) and 14-8.10(G)(2), (G)(4) are met in that the requirements of SFCC §14-3.16(C):
  - a. (C)(1)-unusual physical characteristics exist at this site:
    - i. Tract 8 is at a lower elevation and is some distance from I-25, which creates a visual bowl effect.
    - ii. A hospital facility is distinguishable from other buildings in the vicinity because it requires unique wayfinding needs with patients accessing the services and facilities, especially urgent or emergency services.
    - iii. The site is not located on a major thoroughfare, but rather is accessed through secondary roads. Those individuals trying to locate the hospital, who are not familiar with the Las Soleras roadway network, will need a clear wayfinding system.
  - b. (C)(2)-special circumstances exist as the hospital signage must be easily identifiable to ensure clear and visible wayfinding for the public for I-25 and from the Las Soleras secondary roads that will provide access to the facility;
  - c. (C)(3)-the intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the same sign regulations, in that the Applicant is unique in its wayfinding needs and the variances will not increase the intensity of the development in the area;
  - d. (C)(4)-the variance is the minimum variance that will make possible the reasonable use of the structure:
    - i. The Applicant will be able to effectively use a variety of facilities on its thirty-nine acres and communicate its presence to patients as they travel on I-25 and the three secondary streets.
    - ii. The property is assigned HZ-Hospital Zone District and it is unlikely that a hospital could be developed on this site without variances given to the signage standards.
    - iii. The sign variances requested would not result in visual clutter as they are designed to create clear and effective directions for people accessing the hospital.

- e. (C)(5)-the variance is not contrary to the public interest, in that the use of land is vacant, but has been zoned HZ-Hospital Zone District with the expectation that it would be used to provide health care services available to the public and generate additional gross receipts taxes over time.

CONCLUSIONS OF LAW AND ORDER

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES and ORDERS as follows:

The Application for variances to the requirements of SFCC §§14-8.10 meets the criteria set forth in SFCC §§14-3.16(C) and the variances are hereby approved.

**IT IS SO ORDERED ON THE \_\_\_\_\_ OF AUGUST 2016 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Vince Kadlubek  
Chair

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Date

FILED:

\_\_\_\_\_  
Yolanda Y. Vigil  
City Clerk

\_\_\_\_\_  
Date:

APPROVED AS TO FORM:

\_\_\_\_\_  
Zachary Shandler  
Assistant City Attorney

\_\_\_\_\_  
Date: